



U.S. BANK HOME MORTGAGE

P.O. Box 211128
Eagan, MN 55121-4201

August 21, 2012

Attention: Julie Baker

RE: [REDACTED]
BRADFORD, MA 01835

Loan Number: [REDACTED]

This letter will serve as our **Approval/Demand Statement** to accept a short payoff on the above mentioned loan and property located at **4 CARRIAGE HILL ROAD, BRADFORD, MA 01835**. This approval is based on the contract of sale between seller, **MATTHEW MIELE** and buyer, **Jennifer Beaudoin** dated on **06/14/2012**. This property is being sold "As Is".

Approval is subject to the following terms and the closing costs are limited to the following amounts:

SALES PRICE	\$314,000.00
1. Commission	15,700.00
2. City Taxes	1,252.75
3. Seller's Concessions	5,000.00
4. Settlement / Closing Fee	2,250.00
5. City / County Tax / Stamps	1,431.84

**Net Proceeds to U.S. Bank Home Mortgage to equal or exceed\$288,365.41
(Figures good through 09/25/2012)**

Please advise the seller that as a condition to approval, the seller's right to any escrowed funds and/or any refunds from pre-paid expenses are waived. Receipt of these funds shall suffice for the release of the Mortgage and Deed of Trust. Please note the seller is not to receive any funds from the proceeds of the sale nor is the seller able to contribute towards the settlement costs unless otherwise notated above. *Freddie Mac will not pursue the borrower for personal liability on the note secured by the first mortgage provided the borrower negotiates in good faith and there is no misrepresentation or fraud discovered, subject to the following: (1) any cash contribution or personal note agreed to by the borrower and the servicer in connection with the sale of the home, and (2) any cash contribution or personal note agreed to by the borrower and the mortgage insurer. However, the borrower could be subject to further liability by other lien holders on the home such as junior mortgages.*



All of **us** serving you®

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If you accept the short sale, please note your account will be reported to the credit repositories as "Account paid in full for less than full balance". This may have a negative impact on your credit rating. Notify me in advance if there are any variations in the settlement charges, net proceeds, or if you learn that the transaction is not going to close on or before **09/25/2012**. The purchaser of the property may not be related in any way to the seller. Any relationship between a participating broker and the seller or purchaser must be disclosed and approved. This must be an arms length transaction. This letter will serve as our presence at closing, since we will not have an attorney present.

Please note that if the payoff check, the signed, certified true copy of the HUD-1 Settlement Statement, Promissory Note and Power of Attorney Papers, if applicable, are not received on or before (09/26/2012) containing both the seller's and buyer's signatures, the approval will be null and void. IMPORTANT: It will be allowable to send them in late as long as the HUD-1 shows closing occurred before this approval expires.

Please overnight the payoff check along with the signed, certified true copy of the HUD-1 Settlement Statement, Promissory Note, and Power of Attorney Papers, if applicable, to my attention, personal and confidential, to the address of *4801 Frederica Street, Owensboro, KY, 42301*. **If the payoff check is not accompanied by the certified true copy of the HUD-1 Settlement Statement with buyer and seller signatures, the payoff check will be returned.** If you have any questions or require any additional information, please contact me at 1-855-698-7627.

Sincerely,



Default Resolution Specialist
Freddie Mac Delegated
US Bank Home Mortgage